

Article 12 – ~~Commercial and Industrial Zones~~

25.12.01 - Purpose

- a. ~~Commercial Zone~~ – The purpose of the ~~Commercial Zone~~ is to provide limited retail and service facilities convenient to nearby residential neighborhoods. To this end:
1. ~~Uses are limited primarily to convenience goods and services satisfying the household or personal needs of the residents of adjacent residential neighborhoods; and~~
 2. ~~Standards are established comparable to those for Single Dwelling Unit Residential Zones residential low density zones, resulting in similar building bulk and retaining a relatively low concentration of vehicular traffic as compared to other zones with commercial uses.~~
- b. ~~Industrial Zones~~
- 1.a. Light Industrial – The purpose of this zone is to provide space for limited light manufacturing, warehousing, and wholesaling facilities necessary to serve residents of the City and surrounding areas, to provide general retailing facilities for certain commodities appropriate in an industrial zone, and to provide live-work housing opportunities entirely within the same building for employees of these businesses.
 - 2.b. Heavy Industrial – The purpose of this zone is to provide sites for a wide range of industrial and related uses which may need various types of access, and which, because of the nature of their operation, may or may not be compatible in close proximity to other land uses.

25.12.02 – Zones Established

The individual zones include the following:

Type of Zone	Distinguishing Feature	Name of Zone
Commercial	Only commercial uses on less than 5 acres	Commercial ("C")
Industrial	Lower impact industrial zone allowing live-work units	Industrial, Light ("I-L")
	Higher impact industrial zone	Industrial, Heavy ("I-H")

25.12.03 – Land Use Tables

- a. The uses permitted in the ~~Commercial and Industrial single unit residential~~ zones are shown in the table below.
- b. Uses are subject to applicable conditions of site plan approval.
- c. All special exceptions are subject to the requirements of Article 15 Section 25.15.04.
- d. Key: P = Permitted Use; S = Special Exception; C = Conditional Use; N = Not Permitted

	Uses	Zones			Conditional requirements or related regulations
		Commercial C	Light Industrial I-L	Heavy Industrial I-H	
a. Residential uses	Dwelling, single unit detached	<u>P</u>	<u>N</u>	<u>N</u>	
	Live/work unit	P	P	N	Includes dwelling unit for caretaker in connection with a self-storage warehouse.
	Multi unit building	<u>C</u>	<u>N</u>	<u>N</u>	Conditional use only allowed above the ground floor in a mixed use development
	Personal living quarter	N	S	N	See Sec. 25.15.02.i
b. Institutional uses	Adult day care	P	P	N	
	Charitable or philanthropic institution	C	P	N	Conditional use must not exceed 5,000 sq. ft. of gross floor area
	Child care center	P	P	N	
	Educational institution, private	P	P	N	
	Housing for senior adults and persons with disabilities	S	N	N	See Sec. 25.15.02.j
	Library, museum, and or art gallery	<u>C</u>	<u>N</u>	<u>N</u>	Conditional use must not exceed 5,000 sq. ft. of gross floor area
c. Medical services	Places of worship	P	P	N	
	Ambulance service	C	C	N	Conditional use must not adjoin residential uses
	Hospital	N	S	N	Sec. 25.15.02.i
e. Temporary uses	Veterinarian Veterinary office and animal hospital	P	P	N	
	Christmas tree sales between the fourth Friday in November and December 25.	C	C	C	Conditional use subject to the requirements of Sec. 25.09.04
	Garden produce only during the months of May through October.	C	C	N	

	Uses	Zones			Conditional requirements or related regulations
		Commercial C	Light Industrial I-L	Heavy Industrial I-H	
Temporary uses (con't)	Temporary building or yard for construction materials or equipment, both incidental and necessary to construction in the immediate area	C	C	C	Conditional use subject to the requirements of Sec. 25.09.04
	Temporary carnival, flea market, and or festival	C	C	C	
	Temporary office or model home both incidental and necessary for the sale or rental of real property in the immediate area.	C	C	C	
	Mobile use	C	C	N	
f. Commercial, office, and industrial uses	1. Retail sales and services				
	Alcoholic beverages for consumption off the premises	PC	N	N	<u>Conditional use not permitted when adjoining a Single Unit Development Residential Zone</u>
	Alcoholic beverages for consumption on the premises of any restaurant	P	P	N	
	Auctioneer and commercial gallery	C	C	N	Use limited to 2,500 sq. ft. for any 1 tenant
	Automobile repair parts sales, excluding installation and service	P	N	N	
	Boats and marine supplies	N	P	N	
	Consumable goods to be used in the home	P	N	N	
	Durable goods to be used in the home	P	N	N	
	Flowers, except from outdoor garden or greenhouse	P	N	N	
	Garden supplies	P	P	N	
	Home improvement service		P	P	
	Home maintenance services	P	P	P	
	Office business equipment sales and service	P	N	N	
	Pawnbroker	N	S	N	<u>See Section 25.15.02.m</u>
	Personal care facility	P	N	N	
	Personal services	P	N	N	
	Pet grooming	P	N	N	
	Public transportation station	C	C	C	Conditional use must comply with any Plan recommendation
	Repair of household appliances, inc'l home electronic equipment	P	P	N	
	Taxicab service	PN	P	N	

	Uses	Zones			Conditional requirements or related regulations
		Commercial C	Light Industrial I-L	Heavy Industrial I-H	
	Wearing apparel and related accessories	P	P	N	
	Wearing apparel services	P	P	N	
Commercial, office, and industrial uses (con't)	2. Food services:				
	Caterer, no seating	N	P	N	
	Carry-out	P	P	N	
	Restaurant	P	S	N	See Sec. 25.15.02.o
	Restaurant with drive through lane	S	N	N	See Sec. 25.15.02.e
	3. Office uses:				
	Bank and or financial institution with no drive through lanes	P	N	N	
	Bank and or financial institution with drive through lanes	S	N	N	
	Duplicating service	P	P	N	
	General and or professional office	C	C	N	Conditional use limited to 25% of the gross floor area of a building
	Medical and or dental laboratory	N	P	N	
	Medical professional office	C	N	N	Conditional use limited to 4,500 square feet for any tenant.
	4. Motor Vehicle Services:				
	Automobile filling station (Class I and II)	S	S	S	See Sec. 25.15.02.c
	Automobile fluid maintenance station	N	P	N	
	Automobile rental	P	N	N	
	Automotive repair facility garage	N	P	N	
	Mechanical car wash	N	P	N	
	Motor vehicle and trailer sales, indoor; including new and reconditioned parts and accessories and service incidental thereto	N	P	N	
	Motor vehicle towing service, without storage on the premises	N	P	N	
	Tires, batteries, and accessory sales, including service incidental thereto	N	P	N	
g.Miscellaneous uses	Adult entertainment oriented establishment	N	S	N	See Sec. 25.15.02.b
	Health and fitness establishment	C	P	N	Conditional use limited to 4,500 sq. f.
	Kennel	N	P	P	

	Uses	Zones			Conditional requirements or related regulations
		Commercial C	Light Industrial I-L	Heavy Industrial I-H	
Miscellaneous Use (con't.)	Outdoor recreational establishment, commercial, except shooting gallery or range	N	S	N	
	Private club	P	P	N	
	Public utility building and structure	P	P	P	
	Publicly-owned or publicly-operated building and use, excluding sanitary landfill	P	P	P	
	Recreational establishment, indoor, commercial, except shooting gallery or range	N	C	N	Conditional use cannot occupy more than 50% of any building.
	Shooting gallery or range	N	S	S	
	Recreational and sport facility, indoor, commercial Sport facility, multi-purpose, indoor, commercial	N	P	N	
	Wireless communication facility entirely within an existing building or on the roof or side of a building, or attached to an existing structure	C	C	C	Conditional use subject to the requirements of Sec. 25.09.08
	Wireless communication freestanding ground mounted antenna support structure	S	S	S	Subject to the requirements of Sec. 25.09.08 and 25.15.02.s
	Wireless communication facility entirely within an existing building or on the roof or side of a building, or attached to an existing structure	C	C	C	Conditional use subject to the requirements of Sec. 25.09.08
h. Industrial and service uses	Heavy industrial use	N	N	P	
	Light and medium industrial use	N	P	P	
	<u>Lumberyard</u>	N	C	P	<u>Conditional Use shall not adjoin a Single Unit Development Residential Zone</u>
	Service industrial use	N	P	P	

25.12.04 - ~~Dimensional~~ and Development Standards

a. ~~Table of Dimensional~~ and Development Standards

Zone	Max zone area (acres)	Min. Zone Area (square feet)	Lot Coverage		Min. Front (feet)	Setback Requirements					Maximum Height	Conditional requirements or related regulations
						Side Yard			Rear Yard			
			Minimum 1 Side									
			Max. Lot coverage (%)	Min. green open area (%)		Side Street abutting (feet)	Nonresidential land abutting (feet)	Residential. land abutting (feet)	Residential land abutting (feet)	Nonresidential land about (feet)		
C	5	6,000	35	10	10'	10'	0 or at least 10' if provided	8' 15'	Building height, but not less than 25'	0 or at least 10' if provided	30'	<u>See Section 25.12.04.d.2.</u>
I-L	N/A	N/A	50	10	25'	10'	0 or at least 10' if provided	Building height, but not less than 30'	Building height, but not less than 30'	0 or at least 10' if provided	40'	
I-H	N/A	N/A	N/A	10	25'	10' from ROW, or 60' from center-line	0 or at least 10' if provided	Building height, but not less than 30'	Building height, but not less than 30'	0 or at least 10' if provided	70'	

b. *Setbacks*

1. *Side Yard Setbacks* – Two (2) side yard setbacks are required unless otherwise specified in the development standards table in 25.12.04.a above.
2. *Side and Rear Setbacks with Residential Land Abutting* - The minimum setback from abutting residential land shall not apply when the land is shown for nonresidential use in the Plan.
3. ~~*Rear and Side Setbacks from a Transit Right-of-Way*~~ ~~In the Commercial Zone the relevant side or rear setback is required from a railroad or public transit right-of-way.~~

c. *Parking Structures* – Parking structures constructed at or below grade are excluded from the lot coverage and building setback requirements.

d. ~~*Additional Commercial and Light Industrial Zone Standards*~~ – Additional standards to mitigate the impact of development on adjoining residential development, excluding mixed-use developments ~~including which include~~ residential uses are as follows:

1. *Façade and Structured Parking Abutting Residential Land* - For new nonresidential development or redevelopment, when abutting residential land that is shown as residential in the Plan, the following standards apply:
 - (a) A building façade of 100 feet or more ~~must have façade offsets of at least two (2) feet for every 50 feet of façade length~~ should include projections, recessions, or other treatments sufficient to reduce the unbroken massing of the façade along all sides of the building facing public streets.
 - (b) If a building façade exceeds 200 feet long facing a residential zone, the building must be set back one foot (1') for each additional foot of length exceed 200 feet.
 - (c) Structured parking above grade is prohibited where the parking structure would be immediately adjacent to a ~~residential low density~~ Single Dwelling Unit Residential Zone property where residential development is limited to a maximum building height of 35 feet.
2. *Layback Slope* - In addition to the height limits set forth in this Article, a building cannot penetrate a layback slope line of 30 degrees, beginning from the closest ground point of the lot line of any property within a ~~Public Park~~ Zone or within any residential zone where single unit detached or semi-

detached development exists ~~or is shown on the Plan~~, regardless of intervening roads or other transportation facilities as shown in figure 12.1. This layback slope requirement does not apply to nonresidential historic sites or parks in the Commercial or Industrial zones.

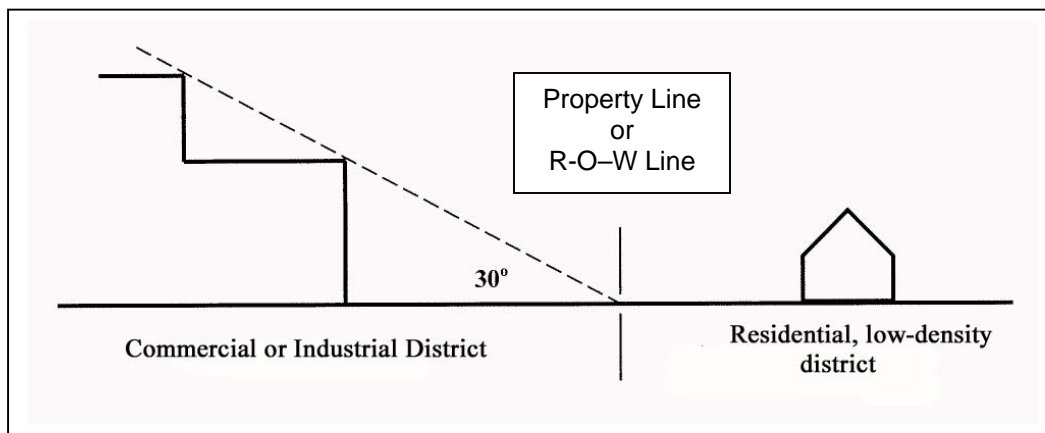


Figure 12.1 - Layback Slope Example

25.12.05 – Accessories

All accessory uses and structures within industrial zones must comply with the provisions of ~~Sections 25.09.01, 25.09.02, and 25.09.03~~ Article 9 of this Chapter.

25.12.06 – Nonconformities

All nonconforming uses and structures within industrial zones must comply with the provisions of Article 8 of this Chapter.

25.12.07 – Parking and Loading Requirements

All parking and loading within ~~commercial and~~ industrial zones must comply with the provisions of Article 16 of this Chapter.

25.12.08 – Landscaping and Buffer Requirements

All landscaping and buffering within ~~commercial and~~ industrial zones must comply with the provisions of Article 17 of this Chapter and, where applicable, the Forest and Tree Preservation Ordinance.

25.12.09 – Signs

All signs within ~~the commercial and~~ industrial zones must comply with the provisions of Article 18 of this Chapter.

